

Initial Study

DisneylandForward

Development Project Number: ##

ADMINISTRATIVE DRAFT
NOT FOR CIRCULATION

Prepared for | Planning Services Division
City of Anaheim
200 South Anaheim Boulevard
Anaheim, California 92805

Prepared by | Psomas
3 Hutton Centre Drive, Suite 200
Santa Ana, California 92707

2021

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SECTION 1.0 INTRODUCTION

To allow continued, long-term growth of The Disneyland Resort®, Walt Disney Parks and Resorts U.S., Inc. (the Applicant) proposes DisneylandForward (Project), which will provide more flexibility as to the location for permitted uses within The Disneyland Resort Specific Plan (DRSP) area and at properties within the Anaheim Resort Specific Plan (ARSP) area owned or controlled by the Applicant or other subsidiaries of The Walt Disney Company (Disney ARSP Properties). The Project also will provide for future streamlined review by the City of Anaheim (City) of the Applicant's development projects within The Disneyland Resort and at Disney ARSP Properties. The areas governed by the DRSP and the ARSP are located within an area of the City of Anaheim known as The Anaheim Resort®, which encompasses approximately 1,078 acres generally located adjacent to and southwest of Interstate 5 (I-5) between Ball Road to the north, Walnut Street to the west, and Chapman Avenue to the south.

This Initial Study presents information on the Project and an evaluation of the probable environmental effects anticipated by the Project. Together with the Notice of Preparation (NOP) and the Environmental Checklist Form, the Initial Study has been distributed to all responsible agencies as required by the California Environmental Quality Act (CEQA). A notice also has been sent to all property owners within a 300-foot radius of the Project site and other interested parties indicating that these documents are available for a 30-day public review at Anaheim City Hall, Planning and Building Department, located at 200 S. Anaheim Boulevard, Anaheim or on the City's website (www.anaheim.net/####) and at the Anaheim Central Library, located at 500 W. Broadway, Anaheim, California 92805.

1.1 PROJECT LOCATION

The Project site encompasses approximately ### acres and includes The Disneyland Resort, which includes the existing Theme Park, Hotel, Parking and Future Expansion Districts, and the following Disney ARSP Properties in the ARSP Commercial Recreation (C-R) District (Development Area 1): 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot); 1585 S. Manchester Avenue (currently used as an office building and the Manchester Cast Member Lot); 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot); 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot); 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and 1717 S. Disneyland Drive (Paradise Pier Hotel), all of which are located in the portion of The Anaheim Resort covered by the Commercial Recreation District (Development Area 1) of the ARSP. To the extent the Project will update The Anaheim Resort Public Realm and Landscape Program and Anaheim Resort Identity Program to allow for the use of improved technologies and more drought-tolerant landscaping and amend the DRSP Maximum Permitted Height Map and the Anaheim Commercial Recreation Area Maximum Permitted Structural Height Map, the Project will cover the entire Anaheim Resort. The Project is located entirely within the City of Anaheim, Orange County, although the City of Garden Grove is located just south of the ARSP. As shown in Figure 1, Regional Location Map, the Project site is located approximately 35 miles southeast of downtown Los Angeles and seven miles northwest of Santa Ana, in Central Orange County, California. As depicted in Figure 2, Local Vicinity, the Project site is generally located southwest of the I-5 corridor, south of Vermont Avenue, east of Walnut Avenue, and north of Chapman Avenue. An aerial photograph of the Project site is shown on Figure 3, Aerial Photograph.

1.2 ENVIRONMENTAL SETTING

Existing land uses within the area governed by the DRSP consist of Disneyland, Downtown Disney, California Adventure, Disney's Grand Californian Hotel, Disneyland Hotel, Disney administration offices, back-of-house uses, and parking lots/structures owned or controlled by Disney as well as hotels, motels, rental car offices, convenience stores owned by third parties, and a Southern California Edison (SCE) easement. Existing land uses within the Disney ARSP Properties are surface parking lots, an office building, and the Paradise Pier Hotel and associated parking structure.

Surrounding land uses in the ARSP include the Anaheim Convention Center, as well as hotel, motel, retail, restaurant, service station, office, parking lot/structure, single family residential, rental car offices, event center/banquet hall, vacant lands, and RV park/estate uses. The ARSP also includes a post office, Horace Mann Elementary, a vocational school, a medical office, and an SCE easement. The areas governed by the DRSP and ARSP are surrounded by a variety of land uses including hotel, motel, retail, restaurant, single-family residential, multi-family residential, and recreational land uses. Also, the Project site borders Interstate 5 (I-5) and arterial roadways including Harbor Boulevard, Manchester/Clementine Street, Anaheim Boulevard/Haster Street, Ball Road, Katella Avenue, and Walnut Street.

1.3 PROJECT DESCRIPTION

The Project site is located within areas governed by the DRSP and ARSP, as depicted in Figure 4, Existing Zoning Designations (City of Anaheim 2021a). The DRSP, which was analyzed in The Disneyland Resort Environmental Impact Report (EIR No. 311), certified by the City of Anaheim in 1993, as amended by an Addendum approved by the City of Anaheim in 1996, allows the following development:

- Theme Park District: up to 6,850,000 square feet of theme park uses, up to 1,025 hotel rooms, and up to 475,000 square feet of administration buildings with up to 2,300 associated parking spaces;
- Hotel District: up to 5,600 hotel rooms (including the 1,025 hotel rooms which have been constructed in the Theme Park District), up to 300,000 square feet of retail/restaurant uses, up to 9,930 parking spaces, and up to 200,000 square feet of meeting rooms/convention space;
- Theme Park District/Hotel District: up to 350,000 square feet of the theme park square footage allowed in the Theme Park District may be developed as a retail entertainment center in the Hotel District;
- Parking District, East Parking Area: up to 17,600 parking spaces, including up to 5,000 parking spaces that may be located in the Theme Park District;
- Parking District, West Parking Area: up to 16,700 parking spaces; and
- Future Expansion District: up to 5,100 parking spaces.

To date, Disney has used approximately 45 percent of the approved square footage for theme park uses in part due to the open-air nature of Disney's theme parks. The Project will allow Disney to move all or a portion of the unused approved square footage to the existing Hotel District, which will become part of the new Theme Park District of the DRSP, or the existing Future Expansion District, which will become the Southeast District of the DRSP, as shown in Figure 5, Proposed

Land Use Plan. Under the Project, a cumulative total of up to 5,930,000 square feet of theme park uses could be developed in the DRSP, including up to 5,540,000 square feet in the new Theme Park District and up to 390,000 square feet in the new Southeast District. Similarly, the Project will allow Disney to move the unused portion of the hotel room approvals from the existing Hotel District to the existing Theme Park District or the existing Future Expansion District. Under the Project, a cumulative total of up to 5,600 hotel rooms could be developed in the DRSP, including a combination of up to 5,600 hotel rooms in the new Theme Park District and up to 1,852 hotel rooms in the new Southeast District. As part of the Project, Disney is not seeking additional square footage for theme park uses or retail entertainment uses or additional hotel rooms within The Disneyland Resort. Instead, the Project will allow Disney to move the existing approvals to other areas governed by the DRSP and ARSP. The Project will not include any changes to District A, the Anaheim GardenWalk Overlay, or the C-R Overlay.

Currently, the ARSP, which was most recently analyzed in Supplemental Environmental Impact Report No. 340 (SEIR No. 340), certified by the City of Anaheim in 2012 to support an amendment to the ARSP, allows Disney ARSP Properties to be developed with up to 75 or 50 hotel rooms per gross acre with approval of a Final Site Plan as indicated below:

- up to 1,116 hotel rooms on 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot), 1585 S. Manchester Avenue (currently used as an office building and the Manchester Cast Member Lot), and 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot);
- up to 3,348 hotel rooms at 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot);
- up to 534 hotel rooms at 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and
- up to 564 hotel rooms at 1717 S. Disneyland Drive (Paradise Pier Hotel).

Section 18.116.070 of the City of Anaheim Municipal Code also allows the development of theme parks, entertainment venues, and transportation facilities on these properties with approval of a conditional use permit. The Project will create a Theme Park East Overlay within the ARSP for the existing Toy Story Parking Lot and a Theme Park West Overlay within the ARSP for the existing Paradise Pier Hotel to allow the Applicant to develop of new theme park uses on these properties concurrently with the development of theme park uses on the expanded Theme Park District or the Southeast District of the DRSP. With the Project, up to 840,000 square feet of theme park uses could be developed within the Theme Park East Overlay and up to 80,000 square feet of theme park uses could be developed within the Theme Park West Overlay for a cumulative total of up to 920,000 square feet of theme park uses in these Overlays. The Project also will create a Parking Overlay within the ARSP for Disney ARSP Properties located at 1515 S. Manchester Avenue, 1585 S. Manchester Avenue, 1530 S. Harbor Boulevard, and 333 W. Ball Road. The Parking Overlay will permit development of the same type of parking and transportation facilities allowed under Section 18.114.080 for the East Parking Area of the Parking District of the DRSP, and the same type of back-of-house uses, retail, dining and entertainment uses, and hotel uses allowed under Section 18.114.060 for the Theme Park District of the DRSP.

The Project will allow future streamlined review by the City of the Applicant's projects in the DRSP and at Disney ARSP Properties. With approval of the Project, the property owner could submit building plans for projects proposed by the Applicant in the DRSP or at Disney ARSP Properties to the Planning and Building Department for review by the Planning Services Division for conformance with the applicable specific plans and associated zoning standards prior to issuance of building permits.

The Project will require approval of an amendment to the Land Use Element of the City's General Plan to describe the amended District names and new Overlays and associated density. The Project also will require approval of amendments to the Circulation Element of the City's General Plan and the Orange County Master Plan of Arterial Highways (MPAH) for the following: (1) the removal of the proposed future extensions of Clementine Street between Katella Avenue and Orangewood Avenue and Gene Autry Way between Harbor Boulevard and Haster Street, which are planned through the Southeast District of the DRSP and the Theme Park East Overlay in the ARSP; (2) the removal of the portion of Disneyland Drive between Magic Way and Katella Avenue as the Project will privatize this portion of Disneyland Drive; and (3) the reclassification of Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four-lane Primary Arterial. The Project also would require approval of the abandonment of public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive south of Magic Way to Katella Avenue, and in the portion of the proposed extension of Clementine Street between Katella Avenue and the southern boundary of the new Southeast District, previously dedicated by Disney to the City. The Project also will require an amendment to the Circulation Element, Existing and Planned Bicycle Facilities Map and Amendments to Figures 6 and 13 and Tables 7 and 10 of the Bicycle Masterplan to shift the proposed bike lane to Disney Way and to remove the proposed bike lane from Manchester Avenue/Clementine Street to the western property line of Disney's property currently used as the Pumbaa surface parking lot. Finally, under the Project, additional pedestrian bridges may be permitted over Harbor Boulevard and Disneyland Drive. The pedestrian bridges over Harbor Boulevard will require an encroachment permit. The above changes also will be reflected in the DRSP and ARSP.

The Project will require the following project actions, among others, from the City of Anaheim:

- certification of a Subsequent Environmental Impact Report to EIR No. 311 and SEIR No. 340 and adoption of a Mitigation Monitoring Program;
- approval of amendments to the Circulation Element of the City of Anaheim General Plan for the removal of the proposed future extensions of Clementine Street between Katella Avenue and Orangewood Avenue and Gene Autry Way between Harbor Boulevard and Haster Street, the removal of the portion of Disneyland Drive between Magic Way and Katella Avenue as the Project will privatize this portion of Disneyland Drive, and the reclassification of Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four-lane Primary Arterial. The Project also would require approval of the abandonment of public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive south of Magic Way to Katella Avenue, and in the portion of the proposed extension of Clementine Street between Katella Avenue and the southern boundary of the new Southeast District, previously dedicated by Disney to the City. The Project also will require an amendment to the Circulation Element, Existing and Planned Bicycle Facilities Map and Amendments to Figures 6 and 13 and Tables 7 and 10 of the Bicycle Masterplan to shift the proposed bike lane to Disney Way and to remove the proposed bike lane from Manchester Avenue/Clementine Street to the western property line of Disney's property currently used as the Pumbaa surface parking lot. ;
- approval of an amendment to the DRSP and the DRSP Zoning and Development Standards;
- approval of an amendment to the ARSP and the ARSP Zoning and Development Standards, including approval of The Anaheim Resort Theme Park East Overlay, The Anaheim Resort Theme Park West Overlay, and The Anaheim Resort Parking District Overlay;

- approval of amendments to the Anaheim Resort Public Realm Landscape Program and Anaheim Resort Identity Program;
- approval of the abandonment of the public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive south of Magic Way to Katella Avenue, and in the portion of the proposed extension of Clementine Street between Katella Avenue and the southern boundary of the new Southeast District, previously dedicated by Disney to the City; and
- approval of an amendment to the 1996 Development Agreement originally between Walt Disney World Co. and the City.

The Project also will require the following action from the Orange County Transportation Authority:

- approval of an amendment to the Orange County Master Plan of Arterial Highways (1) to remove the proposed extensions of Gene Autry Way between Harbor Boulevard and Haster Street and of Clementine Street between Katella Avenue and Orangewood Avenue, which are planned through the Southeast District of the DRSP and the adjacent existing Toy Story Parking Lot in the ARSP; (2) to remove the portion of Disneyland Drive between Magic Way and Katella Avenue as the Project will privatize this portion of Disneyland Drive; and (3) to reclassify Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four lane Primary Arterial.

The potential environmental impacts of the Project will be reviewed in a Subsequent Environmental Impact Report (SEIR) to EIR No. 311 (The Disneyland Resort) and SEIR No. 340 (The Anaheim Resort Specific Plan). The review will be limited to the impacts of the Project's proposed changes (moving previously approved and vested uses to other areas of the DRSP and ARSP) to The Disneyland Resort Project, previously analyzed in certified EIR No. 311, and The Anaheim Resort Specific Plan Project, previously analyzed in certified SEIR No. 340.

1.4 PROJECT PHASING

The Project will be implemented in multiple phases over the next 30 years or more. The time frame for future development of the Project site would be controlled by market forces and determined by the Applicant and third-party owners of the parcels within the Project site.

1.5 PROJECT APPROVAL AND PERMITS

The City of Anaheim is the lead agency under CEQA and has the principal approval authority over the Project. A responsible agency is a public agency other than the lead agency that has responsibility for carrying out or approving a project (CEQA Guidelines § 15381 and PRC § 21069). The following discretionary actions will be required to implement the Project.

| Agency | Action |
|---|---|
| <p>City of Anaheim</p> | <p>Certification of a Subsequent Environmental Impact Report to EIR No. 311 and SEIR No. 340 and adoption of a Mitigation Monitoring Program</p> |
| | <p>Approval of an amendment to the City of Anaheim General Plan Circulation Element for removal of the proposed future extensions of Clementine Street between Katella Avenue and Orangewood Avenue and Gene Autry Way between Harbor Boulevard and Haster Street, the removal of the portion of Disneyland Drive between Magic Way and Katella Avenue as the Project will privatize this portion of Disneyland Drive, and the reclassification of Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four-lane Primary Arterial</p> |
| | <p>Approval of an amendment to the DRSP and the DRSP Zoning and Development Standards</p> |
| | <p>Approval of an amendment to the ARSP and the ARSP Zoning and Development Standards, including approval of The Anaheim Resort Theme Park East Overlay, The Anaheim Resort Theme Park West Overlay, and The Anaheim Resort Parking District Overlay</p> |
| | <p>Approval of amendments to the Anaheim Resort Public Realm Landscape Program and Anaheim Resort Identity Program</p> |
| | <p>Approval of the abandonment of the public right-of-way in Magic Way between Walnut Street and Disneyland Drive, in Disneyland Drive south of Magic Way to Katella Avenue, and in the portion of the proposed extension of Clementine Street between Katella Avenue and the southern boundary of the new Southeast District, previously dedicated by Disney to the City</p> |
| <p>Approval of an amendment to the Circulation Element, Existing and Planned Bicycle Facilities Map and Amendments to Figures 6 and 13 and Tables 7 and 10 of the Bicycle Masterplan to shift the proposed bike lane to Disney Way and to remove the proposed bike lane from Manchester Avenue/Clementine Street to the western property line of Disney's property currently used as the Pumbaa surface parking lot</p> | |

| | |
|--|---|
| | Approval of an amendment to the 1996 Development Agreement originally between Walt Disney World Co. and the City |
| Orange County Transportation Authority | Approval of an amendment to the Orange County Master Plan of Arterial Highways to (1) to remove the proposed extensions of Gene Autry Way between Harbor Boulevard and Haster Street and of Clementine Street between Katella Avenue and Orangewood Avenue, which are planned through the Southeast District of the DRSP and the adjacent existing Toy Story Parking Lot in the ARSP; (2) to remove the portion of Disneyland Drive between Magic Way and Katella Avenue as the Project will privatize this portion of Disneyland Drive; and (3) to reclassify Disney Way between Anaheim Boulevard and Harbor Boulevard from a six-lane Major Arterial to a four lane Primary Arterial |

SECTION 2.0 ENVIRONMENTAL CHECKLIST

2.1 BACKGROUND

1. **Project Title:** DisneylandForward

2. **Lead Agency Name and Address:**

City of Anaheim, 200 S. Anaheim Boulevard, Suite 162, Anaheim, California 92805

3. **Contact Person:**

CITY CONTACT, TITLE

TELEPHONE

EMAIL

4. **Project Location:**

The Project site is located within The Disneyland Resort, including the existing Theme Park, Hotel, Parking and Future Expansion Districts, governed by the Disneyland Resort Specific Plan, and at the Disney ARSP Properties located at 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot), 1585 S. Manchester Avenue (currently used as an office building and the Manchester Cast Member Lot), 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot), 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot), 333 W. Ball Road (currently used as the Harbor Cast Member Lot), and 1717 S. Disneyland Drive (Paradise Pier Hotel), all of which are located in the portion of The Anaheim Resort governed by the Commercial Recreation District (Development Area 1) of the Anaheim Resort Specific Plan.

5. **Project Sponsor's Name and Address:**

Walt Disney Parks and Resorts U.S., Inc.
500 S. Buena Vista Street
Burbank, California 91105
Attention: Deanna Detchemendy, Esq.

6. **General Plan Designation:**

Commercial Recreation

7. **Zoning:**

SP 92-1; Disneyland Resort Specific Plan (DRSP)

SP 92-2; Anaheim Resort Specific Plan (ARSP)

8. **Description of Project:**

The Project will allow Disney to move all or a portion of the unused approved square footage to the existing Hotel District, which will become part of the new Theme Park District

of the DRSP, or the existing Future Expansion District, which will become the Southeast District of the DRSP, as shown in Figure 5, Proposed Land Use Plan. Under the Project, a cumulative total of up to 5,930,000 square feet of theme park uses could be developed in the DRSP, including up to 5,540,000 square feet in the new Theme Park District and up to 390,000 square feet in the new Southeast District. Similarly, the Project will allow Disney to move the unused portion of the hotel room approvals from the existing Hotel District to the existing Theme Park District or the existing Future Expansion District. Under the Project, a cumulative total of up to 5,600 hotel rooms could be developed in the DRSP, including a combination of up to 5,600 hotel rooms in the new Theme Park District and up to 1,852 hotel rooms in the new Southeast District. As part of the Project, Disney is not seeking additional square footage for theme park uses or retail entertainment uses or additional hotel rooms within The Disneyland Resort. Instead, the Project will allow Disney to move the existing approvals to other areas governed by the DRSP and ARSP. The Project will not include any changes to District A, the Anaheim GardenWalk Overlay, or the C-R Overlay.

Currently, the ARSP, which was most recently analyzed in Supplemental Environmental Impact Report No. 340 (SEIR No. 340), certified by the City of Anaheim in 2012 to support an amendment to the ARSP, allows Disney ARSP Properties to be developed with up to 75 or 50 hotel rooms per gross acre with approval of a Final Site Plan

as indicated below:

- up to 1,116 hotel rooms on 1515 S. Manchester Avenue (currently used as the Manchester Cast Member Lot), 1585 S. Manchester Avenue (currently used as an office building and the Manchester Cast Member Lot), and 1530 S. Harbor Boulevard (currently used as the Manchester Cast Member Lot);
- up to 3,348 hotel rooms at 1900 S. Harbor Boulevard (currently used as the Toy Story Parking Lot);
- up to 534 hotel rooms at 333 W. Ball Road (currently used as the Harbor Cast Member Lot); and
- up to 564 hotel rooms at 1717 S. Disneyland Drive (Paradise Pier Hotel).

Section 18.116.070 of the City of Anaheim Municipal Code also allows the development of theme parks, entertainment venues, and transportation facilities on these properties with approval of a conditional use permit. The Project will create a Theme Park East Overlay within the ARSP for the existing Toy Story Parking Lot and a Theme Park West Overlay within the ARSP for the existing Paradise Pier Hotel to allow the Applicant to develop new theme park uses on these properties concurrently with the development of theme park uses on the expanded Theme Park District or the Southeast District of the DRSP. With the Project, up to 840,000 square feet of theme park uses could be developed within the Theme Park East Overlay and up to 80,000 square feet of theme park uses could be developed within the Theme Park West Overlay for a cumulative total of up to 920,000 square feet of theme park uses in these Overlays. The Project also will create a Parking Overlay within the ARSP for Disney ARSP Properties located at 1515 S. Manchester Avenue, 1585 S. Manchester Avenue, 1530 S. Harbor Boulevard, and 333 W. Ball Road. The Parking Overlay will permit development of the same type of parking and transportation facilities allowed under Section 18.114.080 for the East Parking Area of the Parking District of the DRSP, and the same type of back-of-house uses, retail, dining

and entertainment uses, and hotel uses allowed under Section 18.114.060 for the Theme Park District of the DRSP.

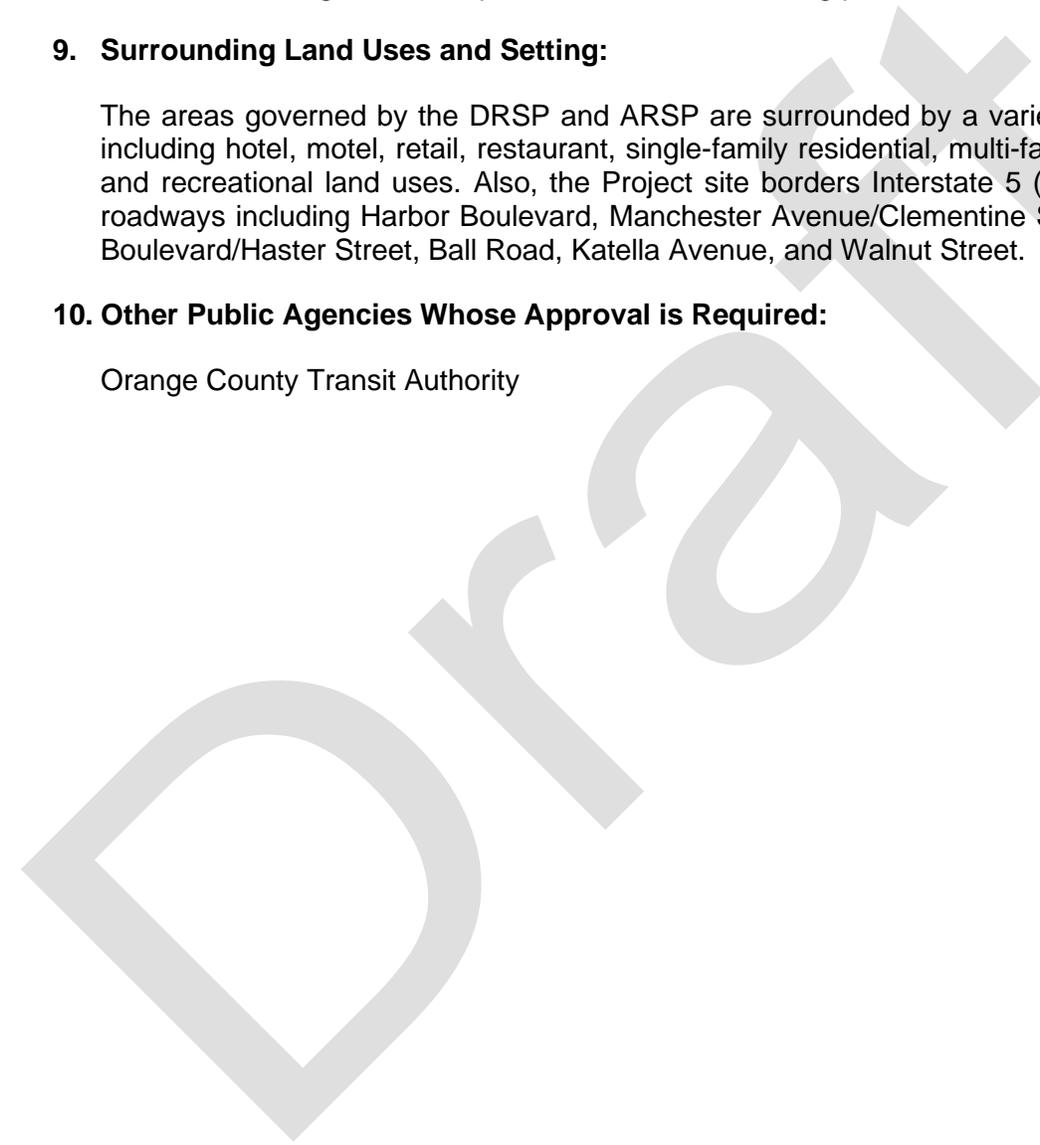
The Project will allow future streamlined review by the City of the Applicant's projects in the DRSP and at Disney ARSP Properties. With approval of the Project, the property owner could submit building plans for projects proposed by the Applicant in the DRSP or at Disney ARSP Properties to the Planning and Building Department for review by the Planning Services Division for conformance with the applicable specific plans and associated zoning standards prior to issuance of building permits.

9. Surrounding Land Uses and Setting:

The areas governed by the DRSP and ARSP are surrounded by a variety of land uses including hotel, motel, retail, restaurant, single-family residential, multi-family residential, and recreational land uses. Also, the Project site borders Interstate 5 (I-5) and arterial roadways including Harbor Boulevard, Manchester Avenue/Clementine Street, Anaheim Boulevard/Haster Street, Ball Road, Katella Avenue, and Walnut Street.

10. Other Public Agencies Whose Approval is Required:

Orange County Transit Authority



2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

- | | |
|--|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Agricultural & Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Energy | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Wildfire |

2.3 DETERMINATION:

On the basis of this initial evaluation:

- I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.

Signature of City of Anaheim Representative

Date

Printed Name/Title

Phone No.

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

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| Environmental Issues | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or local scenic expressway, scenic highway, or eligible scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| II. AGRICULTURE AND FORESTRY RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Environmental Issues | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| IV. BIOLOGICAL RESOURCES -- Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| Environmental Issues | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| V. CULTURAL RESOURCES -- Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5 of the CEQA Guidelines and/or identified on the Qualified Historic Structures list of the Anaheim Colony Historic District Preservation Plan (April 15, 2010)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| VI. ENERGY -- Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| VI. GEOLOGY AND SOILS -- Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2010), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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|--|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| VII. GREENHOUSE GAS EMISSIONS – Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| IX. HYDROLOGY AND WATER QUALITY -- Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| (i) result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| X. LAND USE AND PLANNING -- Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| XI. MINERAL RESOURCES -- Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XII. NOISE -- Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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|--|-------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| XIV. POPULATION AND HOUSING -- Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XV. PUBLIC SERVICES -- Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| XVI. RECREATION | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XVII. TRANSPORTATION -- Would the project: | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Environmental Issues | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact |
|--|---|--|---|---|
| XVIII. TRIBAL CULTURAL RESOURCES | | | | |
| <p>a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section §5020.1(k), or</p> <p>(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section §5024.1. In applying criterial set forth in subdivision (c) of Public Resources Code Section §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |
| XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project: | | | | |
| <p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p> <p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years (including large-scale developments as defined by Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Information Form)?</p> <p>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?</p> <p>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p> <p>e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?</p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input checked="" type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |

| Environmental Issues | Potentially Significant Impact | Less Than Significant with Mitigation | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| XX. WILDFIRE -- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| XXI. MANDATORY FINDINGS OF SIGNIFICANCE | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SECTION 3.0 ENVIRONMENTAL ANALYSIS

3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099:

Question a: *Would the project have a substantial adverse effect on a scenic vista?*

No Impact. The Visual Resources and Aesthetics analysis for EIR No. 311 determined that implementation of The Disneyland Resort Project would not impact a scenic vista. According to SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, there are no scenic vistas visible from the Anaheim Resort area; therefore, no impact would occur. The Project site is developed and is not located in an area considered to contain a scenic resource or vista. The Anaheim General Plan Green Element identifies Anaheim's major scenic features, which are the Hill and Canyon Area, Santa Ana Mountains, Santa Ana River, and golf courses (City of Anaheim 2004a). These areas provide a scenic and recreational resource for the City and the region. The Project site is approximately 2.5 miles from Dad Miller Golf Course, 1.67 miles from the Santa Ana River, and over 7.5 miles from the Hill and Canyon Area. The Project site is generally flat in topography, and these visual features are not visible from the Project site. Implementation of the Project would not have a substantial adverse effect on any scenic vista. No impact would occur and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question b: *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway or local scenic expressway, scenic highway, or eligible scenic highway?*

No Impact. EIR No. 311 determined that implementation of The Disneyland Resort Project would have beneficial impacts on the area as a result of the extensive landscaping and design features and would not result in significant impacts related to scenic resources. According to SEIR No. 340, the ARSP area does not contain any scenic resources, nor are any scenic vistas visible from the ARSP area; therefore, no impact would occur. The nearest state-designated scenic highway to the Project site is SR-91 (Riverside Freeway) between SR-55 (Costa Mesa Freeway) and Weir Canyon Road (Caltrans 2021). This segment of SR-91 is approximately 5.15 miles to the northeast of the Project site, and the Project site is not visible from the highway. Moreover, the Project site is already developed, and no trees, rock outcroppings, or historic buildings within a state scenic highway would be damaged due to Project implementation. No impacts associated with state scenic highways would occur and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question c: *In non-urbanized area, would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

Potentially Significant Impact. The Visual Resources and Aesthetics analysis for EIR No. 311 determined that implementation of The Disneyland Resort Project would have beneficial impacts on the area as a result of the extensive landscaping and design features. However, unavoidable adverse visual impacts were anticipated for property owners immediately adjacent to the West

Parking Area and hotel parking facilities along Walnut Street, and potentially the Future Expansion District, even with the implementation of project design features and mitigation. Additionally, short-term visual impacts associated with site preparation and construction were identified as significant and unavoidable. According to SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, future development and redevelopment associated with buildout of the ARSP area would change the existing visual character of individual areas; however, buildout of the ARSP area would create a more visually cohesive and appealing environment and impacts were identified as less than significant with implementation of mitigation. However, SEIR No. 340 also found that buildout of the C-R District could result in potential shade and shadow impacts on properties immediately adjacent to the ARSP area that would be considered significant and unavoidable.

The Project would allow for development of previously approved theme park uses within the existing Hotel District and Future Expansion District. Similarly, the Project would allow for development of approved hotel uses in the existing Theme Park District and Future Expansion District. Although the Project does not propose additional square footage for theme park, retail entertainment, or hotel uses, the Project would allow movement of previously approved theme park square footage and hotel rooms to other areas within the DRSP and ARSP. This movement of previously approved uses may result in development of land uses that differ from existing and currently permitted land uses in height, scale, mass, and character. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail and will identify mitigation measures as necessary.

Question d: *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Potentially Significant Impact. According to EIR No. 311 and SEIR No. 340, development within the Anaheim Resort which included the cumulative conditions of the full build-out of The Disneyland Resort Project, would not result in significant impacts associated with light or glare. The area governed by the DRSP is already developed with a variety of uses, including Disneyland, Downtown Disney, California Adventure, Disney's Grand Californian Hotel, Disneyland Hotel, administration offices, parking lots/structures, and back-of-house uses owned and/or operated by Disney as well as hotels, motels, rental car, and convenience store uses owned and/or operated by third parties, and an SCE easement. The area governed by the ARSP similarly contains a variety of existing development, including the Anaheim Convention Center, as well as hotel, motel, retail, restaurant, service station, office, parking lot/structure, single-family residential, multi-family residential, rental car, event center/banquet hall, vacant, RV park/estate uses, and an SCE easement. The area governed by the ARSP also includes a post office, Horace Mann Elementary, a vocational school, and a medical office. Existing sources of light include street lights, vehicle headlights, building and security lights, and parking lot lights. Implementation of the Project would potentially allow for intensification of existing land uses and new development with associated lighting that were not previously analyzed. Therefore, new sources of light and glare could increase levels of light and glare above existing conditions, potentially resulting in adverse impacts to day or nighttime views. The Draft SEIR will evaluate potential impacts related to this threshold in greater detail, and mitigation measures will be identified as necessary.

3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest

resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Question a: *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact. Agricultural Resources were addressed in the Land Use and Related Plan and Policies section of EIR No. 311. The loss of land designated prime agricultural land was considered a significant and unavoidable adverse impact. EIR No. 313 also evaluated the loss of the prime agricultural land and identified the impact as significant and unavoidable. Because the impact related to the loss of agricultural land was fully analyzed as part of EIR No. 313, SEIR No. 340 identified that a new significant impact related to agricultural resources would not occur.

Project impacts related to the conversion of farmland identified in FMMP mapping were previously evaluated and disclosed as in EIR No. 311, EIR No. 313, and SEIR No. 340. All farmland areas previously identified within the areas governed by the DRSP and ARSP have been developed. Accordingly, the Project would result in no impact to parcels designated as farmland in FMMP mapping. According to the latest FMMP mapping, there are no remaining FMMP-designated farmlands within the Project site (DOC 2021a). No impact would occur and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question b: *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The loss of 24 acres of agricultural land under a Williamson Act contract and located southeast of Harbor Boulevard and Katella Avenue was evaluated in EIR No. 311; however, development was not proposed until after expiration of the contract and a significant impact was not identified. This area has since been fully developed. According to SEIR No. 340, there no land within the ARSP boundaries currently under a Williamson Act contract; therefore, implementation of the ARSP would not conflict with a standing Williamson Act contract. The Project site contains no parcels zoned for agricultural use and does not contain any parcels with an active Williamson Act contract (City of Anaheim 2021a). No impact would occur and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question c: *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, found that the project evaluated in SEIR No. 340 would not result in the conversion of forest land or timberland. The Project site contains no parcels zoned for forestry use or containing forestry resources (City of Anaheim 2021a). No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question d: *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, found that the project evaluated in SEIR No. 340 would not result in the conversion of forest land or timberland. The Project site is built-up urban land, and no forest land would be lost due to project implementation (City of Anaheim 2021). No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question e: *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

No Impact. The loss of prime farmland previously located northwest of Disneyland Drive and Cerritos Avenue and southeast of Harbor Boulevard and Katella Avenue was evaluated in EIR No. 311, EIR No. 313, and SEIR No. 340 and identified as a significant and unavoidable impact. These areas have since been fully developed. Further, SEIR No. 340 found that the project evaluated in SEIR No. 340 would not result in the conversion of forest land or timberland. The Project site is currently developed and contains no agricultural or forestry uses (City of Anaheim 2021a). Therefore, the Project would not result in the conversion of farmland to nonagricultural or forest land to non-forest use. No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

3.3 AIR QUALITY

Question a: *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Potentially Significant Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340 concluded that the project analyzed in SEIR No. 340, which included the full build-out of The Disneyland Resort Project, would conflict with the applicable air quality plan; the impact would be significant and unavoidable. The Project is located in the South Coast Air Basin (SoCAB) and is subject to the air quality management plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD). Construction activities of future development, revitalization, and/or redevelopment activities that would be accommodated by the Project would generate exhaust from construction equipment and vehicle trips, fugitive dust from demolition and ground-disturbing activities, and off-gas emissions from architectural coatings and paving. The air quality impacts of the construction of theme park square footage and hotel rooms already were analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340. Implementation of the Project would allow development of a mix of uses in locations and densities different from what was analyzed in prior environmental documentation, which may result in an increase in criteria air pollutants. Therefore, the Draft SEIR will evaluate the Project's consistency with regional growth forecasts and any potential impacts that the Project may have on the attainment of regional air quality objectives will be analyzed in relation to impacts previously disclosed in EIR No. 311, EIR No. 313 and SEIR No. 340. Mitigation measures will be identified as necessary.

Question b: *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?*

Potentially Significant Impact. EIR No. 311 concluded that, with implementation of mitigation and adherence to project design features, increases in emissions resulting from construction-related activities related to implementation of the Disneyland Resort Project would not result in a significant adverse impact on a cumulative basis. Similarly, EIR No. 311 found stationary sources and utilities would not contribute to adverse impacts on a cumulative basis after offsetting pursuant to SCAQMD regulations. SEIR No. 340 concluded that buildout of the Anaheim Resort could result in cumulatively considerable increase of nonattainment pollutants during both the construction and operational phases of the project. Mitigation would not reduce the impact to less than significant. Therefore, the impact would be significant and unavoidable. The SoCAB is designated nonattainment for O₃, PM_{2.5}, PM₁₀, lead (Los Angeles County only), and nitrogen oxides (NO_x) (California standard only). Implementation of the Project may increase existing levels of criteria pollutants and contribute to the nonattainment status for these criteria pollutants in the SoCAB. Air pollutant emissions associated with development that would be accommodated by the Project would include short-term site preparation and construction activities. In addition, emissions could result during long-term operation of the Project. The air quality impacts of the construction and operation of theme park square footage and hotel rooms already were analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340. Implementation of the Project would allow development of a mix of uses in locations and densities different from what was analyzed in prior environmental documentation, which may result in a cumulatively considerable increase in criteria air pollutant emissions. Therefore, an air quality analysis will be prepared to determine if the Project would result in a cumulatively considerable net increase in any criteria air pollutant. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. EIR No. 311 concluded that local air quality impacts would not result in a significant adverse local carbon monoxide (CO) impact on a project or cumulative basis. However, the increase in emissions from vehicle trips associated with the project, without mitigation, would contribute to a significant impact on a cumulative basis. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that exposure of persons to local CO concentrations would be less than significant. Short-term exposure of persons to PM₁₀ and PM_{2.5} concentrations exceeding the SCAQMD CEQA significance thresholds would occur during excavation near sensitive receptors; the impact would be significant and unavoidable. Exposure of persons to toxic air contaminants (TACs) would be less than significant. An air quality analysis will be prepared for the Project to determine if the potential mobile and stationary air emissions associated with the Project could result in exposure of sensitive receptors to significant concentrations of air pollutants beyond what was previously disclosed in prior environmental analysis in EIR No. 311, EIR No. 313 and SEIR No. 340. This evaluation will address potential impacts to sensitive receptors that would be exposed on a recurring basis to substantial air emissions associated with the Project. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question d: *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Potentially Significant Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that odor impacts would be less than significant. The Project has the potential to result in objectionable odors associated with construction and future operational activities at locations different than

locations analyzed in previous environmental documentation. Therefore, given the variety of land uses proposed and their shift in location as well as the potential for construction odors, this threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

3.4 **BIOLOGICAL RESOURCES**

Question a: *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact. EIR No. 311 found that the DRSP area did not contain sensitive natural resources, including habitat to support endangered species, and no significant impacts were identified. SEIR No. 340 found that while several endangered and special status plant and wildlife species have been reported from the region, none are expected to occur in the Anaheim Resort due to lack of habitat, and no significant impacts were identified. The Project site is located within an urbanized area of the City and is mostly developed with urban land uses with few remaining vacant properties. Any remaining vacant properties have been previously cleared of vegetation, and do not contain habitat for special status species. Special status species include those listed as endangered or threatened under the federal Endangered Species Act or California Endangered Species Act, species otherwise given certain designations by the California Department of Fish and Wildlife, and plant species listed as rare by the California Native Plant Society. According to a review of the USFWS Environmental Conservation Online System (ECOS) web mapper, there is no critical habitat for federally-listed species within the Project site (USFWS 2021a). Also, no occurrences of special status species are recorded within the Project site according to the California Natural Diversity Database (CNDDDB), which is an inventory of the status and locations of rare plants and animals in California (CDFW 2021a). No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question b: *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?*

No Impact. EIR No. 311 found that the DRSP area did not contain sensitive natural resources, such as riparian habitat and no significant impacts were identified. SEIR No. 340 found that the Anaheim Resort lacks habitat to support biological resources, including riparian or other sensitive natural communities, and no significant impacts were identified. The Project site is fully developed and does not contain any riparian habitat or other sensitive natural community. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, that are known to provide habitat for sensitive animal or plant species or are known to be important wildlife corridors. Riparian habitats are those occurring along the banks of rivers and streams. Given the developed nature of the Project site, there is no remaining native vegetation that would be considered a sensitive natural community by any applicable regulatory agency. CDFW has developed an online mapping platform called the Biogeographic Information and Observation System (BIOS), which contains information on known locations of natural communities collected through the Vegetation Classification and Mapping Program (VegCAMP) (CDFW 2021b). CDFW's available mapping shows no sensitive natural communities occur within or in the vicinity of the Project site. Also, stormwater in the vicinity is conveyed via the City's storm drain system so there is no riparian habitat within the Project site. According to a review of aerial

imagery as well as the USFWS National Wetland Inventory, no wetlands are located in the Project site (USFWS 2021b). No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question c: *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. EIR No. 311 found that the DRSP area did not contain sensitive natural resources, including wetlands, and no significant impacts were identified. SEIR No. 340 found that the Anaheim Resort lacks habitat to support biological resources, including wetlands, and no significant impacts were identified. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. In addition to wetlands, other non-wetland jurisdictional features that are regulated include “waters of the U.S”. and “waters of the State”, which are described as relatively permanent, standing or continuously flowing bodies of water, such as streams, rivers, and lakes. The Project site is developed and there are no wetlands or areas defined as include “waters of the U.S”. and “waters of the State” within or in the vicinity of the Project site. Furthermore, there are no records of any natural wetlands within the Project site in the Wetlands Mapper that is maintained by the United States Fish and Wildlife Service’s National Wetland Inventory program. The only features shown in the NWI mapping include three separate water features, two within Disneyland and one within California Adventure, which were artificially constructed and are not associated with a natural drainage, and these areas do not contain wetland characteristics due to their frequent maintenance (USFWS 2021b). No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question d: *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less Than Significant With Mitigation. EIR No. 311 and SEIR No. 340 both found that Anaheim Resort area did not contain habitat to support native or special status wildlife species and no significant impacts were identified. Wildlife movement corridors facilitate movement of species between large patches of natural habitat. The Project site and its surrounding area are located in an urbanized setting that lacks suitable habitat for wildlife species and is not a native wildlife nursery site. The Notice of Preparation/Initial Study written for The Disneyland Resort Project (included as Appendix A of EIR No. 311) notes there were no significant biological resources within the DRSP area at the time of scoping and no mitigation was identified. However, consistent with the findings in SEIR No. 340, there are several trees and other vegetation on the Project site that would be removed as part of the Project. This vegetation may be used for nesting by migratory birds, which are protected under the federal Migratory Bird Treaty Act (16 U.S.C. §§ 703–712). The MBTA governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. It prohibits the take, possession, import, export, transport, sale, purchase, barter, or offering of these activities, except under a valid permit or as permitted in the implementing regulations. If removal of the vegetation occurs during nesting season (typically between February 1 and July 1), the project applicant is required to conduct nesting bird surveys in accordance with the California Department of Fish and Wildlife requirements. In addition, the potential loss of an active raptor nest, including common raptor species, would be considered a

violation of the California Fish and Game Code Sections 3503, 3503.5, and 3513. Impacts on an active bird/raptor nests would be considered potentially significant. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question e: *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant Impact. EIR No. 311 found that the DRSP area did not contain prominent or sensitive trees and would not conflict with local policies or ordinances protecting biological resources, and no significant impacts were identified. SEIR No. 340 found that the Anaheim Resort is not located within the Scenic Corridor Overlay (which includes Specimen Tree preservation policies) and is not subject to any local policies or ordinances protecting biological resources and identified that a significant impact would not occur. Implementation of the Project would require removal of ornamental trees on the privately-owned land and may require the removal of street trees within the City's rights-of-way. However, Chapter 13.12 of the Anaheim Municipal Code establishes applicable regulations for the protection, maintenance, removal, and replacement of street trees within the City's right-of-way. Compliance with Municipal Code Section 13.12.060, Street Tree Replacement Plan, would ensure that removed trees are replaced and that the Project does not conflict with any tree preservation policies (City of Anaheim 2021a). There are no local policies protecting trees on private property. Therefore, impacts associated with policies and ordinances protecting biological resources would be less than significant, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

Question f: *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?*

No Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, found that the ARSP is not located within an area classified as sensitive community such as a Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), therefore a significant impact was not identified. The Project site is not located within the Orange County's Central and Coastal NCCP/HCP area and does not contain any sites designated for nature reserves under the NCCP. According to the Anaheim General Plan Green Element, a portion of the City generally south of SR-91 and east of SR-55 is located within the NCCP; which is over 11.75 miles northeast of the Project site (City of Anaheim 2004a). Implementation of the Project would not conflict with the provision of any adopted habitat conservation plan. No impact would occur, and no mitigation measures are required. No further analysis is required in the Draft SEIR.

3.5 CULTURAL RESOURCES

Question a: *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?*

Potentially Significant Impact. EIR No. 311 concluded that no impacts to historical resources were expected to occur from development of the DRSP. SEIR No. 340 determined that no designated historical resources exist within the Anaheim Resort; however, mitigation was identified to preclude any impacts to unknown historical resources which requires evidence that any structures aged 45 years or older are not eligible for historical designation. Section 15064.5 of the CEQA Guidelines defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission in the California Register of Historical Resources (CRHR), listed in a local register of historical resources, or identified as historically

significant by the lead agency. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (per the criteria listed at 36 CFR 60.4) and include those listed below

- i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

According to the *Citywide Historic Preservation Plan*, there are no historical landmarks or historic districts in the Project site (City of Anaheim 2010). The nearest site identified in the *National Register of Historic Places* is the Truxaw-Gervais House located at 887 S. Anaheim Boulevard, approximately 0.25-mile northeast of the Project site (NPS 2021). Also, there are no nearby California Historical Landmarks (California State Parks 2021). However, given the passage of time, there is potential for historic resources to be located in the Project site, which may not have been previously evaluated or that may not have been of historic age (e.g., fifty years old) when last evaluated. Therefore, potentially significant impacts may result and the Draft SEIR will evaluate the potential existence of historical resources in the Project site based on recent documentation as well as any potential impacts, and mitigation measures will be identified as necessary.

Question b: *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?*

Less Than Significant With Mitigation. EIR No. 311 concluded that no impacts to cultural, historic, or prehistoric resources were expected to occur from development of the DRSP; however, mitigation was identified requiring evidence that an archaeologist has been hired to detect any unexpected discoveries of cultural resources during grading or development which reduced impacts to less than significant levels. SEIR No. 340 found that no resources are anticipated to be discovered in the Anaheim Resort area; however, implementation of identified mitigation requiring evidence that an archaeologist has been hired for the Project, would reduce impacts to less than significant levels. The Project site is generally developed, although several currently vacant parcels do exist in limited numbers throughout the Project site, these vacant parcels previously have been developed.

The Project may result in development that would require excavation to depths greater than were disturbed by previous development within previously undisturbed soils. Therefore, there is the potential to encounter unknown archaeological resources associated with the Project. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that grading

and construction activities associated with buildout of the ARSP could impact previously unknown human remains, including those interred outside of formal cemeteries, which would be considered significant. However, compliance with the standard requirements would reduce this impact to a level considered less than significant. As disclosed in EIR No. 311 and SEIR No. 340, the Project involves ground disturbance, which could potentially result in the inadvertent discovery of human remains. However, the Project site has been previously disturbed and the likelihood of finding human remains is low. As stated in SEIR No. 340, California Health and Safety Code Section 7050.5, requires that in the event that human remains are discovered during project activities, disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone within 24 hours. The Project would comply with existing law, and potential impacts to human remains would be less than significant. No additional mitigation measures are required. No further analysis is required in the Draft SEIR.

3.6 **ENERGY**

Question a: *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Question b: *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Less Than Significant With Mitigation. EIR No. 311 and SEIR No. 340 did not directly address energy consumption related impacts, although they did provide analysis of electricity and natural gas demand. EIR No. 311 discussed energy demand and capacity, but did not address the 2019 CEQA Checklist questions as they relate to efficient use of energy resources. EIR No. 311 also found that energy consumption with mitigation would result in vehicular fuel consumption impacts and other energy usage impacts that are at a level not considered significant. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, addressed adequacy of existing infrastructure, and the greenhouse gas emissions analysis provided an evaluation of energy efficiency requirements applicable to the ARSP. SEIR No. 340 also discussed energy demand and utility capacity, but did not fully address the 2019 CEQA Checklist questions as they relate to efficient use of energy resources as they were not in effect at the time. The Project would consume energy during the construction and operations phases of the Project. The Project would be required to comply with the State of California's Title 24 Building Standards and the latest CEC building energy efficiency standards, which would minimize electrical energy usage associated with the Project. Impacts related to Energy were analyzed in EIR No. 311 and SEIR No. 340. Implementation of the Project would allow development of a mix of uses in locations and densities different from what was analyzed in prior environmental documentation, which may result in a considerable increase in energy impacts. Therefore, energy consumption related to Project construction and operations will be calculated and reported in the Draft SEIR to evaluate the Project relative to efficiency standards contained in applicable state and local plans, and mitigation measures will be identified as necessary.

3.7 GEOLOGY AND SOILS

Question a: *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- (i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*
- (ii) *Strong seismic ground shaking?*

Less Than Significant With Mitigation. Analysis of potential impacts related to earth resources in EIR No. 311 revealed that the Disneyland Resort Project would expose people to seismic risk typical of Southern California. Such a risk was considered less than significant with implementation of mitigation requiring the preparation of a soils and geological report; approval of foundation design information; submission of a report regarding foundation excavations; submission of plans showing analysis of earthquake loading; training with the Fire Department for hotel staff and cast members; and approval of an earthquake emergency response plan for hotels. SEIR No. 340 concluded that the project would be exposed to seismic ground shaking; however, with implementation of the proposed mitigation, impacts would be reduced to a less than significant level. The Project site is located in the highly seismic Southern California region in the influence area of several fault systems. Although the Project site does not lie within the boundaries of an Earthquake Fault Zone as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act (CGS 2021), the proximity of known faults may potentially cause substantial adverse effects related to rupture of a known earthquake fault or seismic ground shaking. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question a: *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*

- (iii) *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact. EIR No. 311 determined that the potential for liquefaction at The Disneyland Resort is very low. During preparation of the Initial Study for SEIR No. 340, the City of Anaheim determined that the project would not have a significant impact on seismic-related ground failure, including liquefaction and no further analysis of this issue was presented in SEIR No. 340. Liquefaction refers to loose, saturated sand or gravel deposits that lose their load supporting capability when subjected to intense shaking. Any buildings or structures on these sediments may float, sink, or tilt as if on a body of water. Liquefaction potential is based on three main factors: 1) cohesionless, granular soils with relatively low densities (usually of Holocene age); 2) shallow groundwater (generally less than 50 feet); and 3) moderate to high seismic ground shaking. Lateral spreading refers to lateral displacement of large, surficial blocks of soil as a result of pore pressure buildup or liquefaction in a subsurface layer. Based on a review of the liquefaction zone mapping maintained by the California Geological Survey (CGS), the Project site is not located within a liquefaction zone (CGS 2021a). A liquefaction zone is defined as an area where historical liquefaction or local geologic, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements, such that mitigation would be required. Therefore, the Project site is not prone to liquefaction and a less than significant impact would occur with implementation of the Project. No further analysis is required in the Draft SEIR.

Question a: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

(iv) Landslides?

No Impact. EIR No. 311 determined that impacts related to geology and soils are based primarily on site-specific conditions. The exception to this is in instances where development of a project might affect the geology of the adjacent development areas (e.g., due to extensive erosion or landslides). The Disneyland Resort project area is not affected by any of the specific geologic conditions mentioned above as the effects relating to geology and soils can be mitigated. During preparation of the Initial Study for SEIR No. 340, the City of Anaheim determined that the project would not have a significant impact on landslides and no further analysis of this issue was presented in SEIR No. 340. Susceptibility of slopes to landslides and other forms of slope failure depend on several factors, which are usually present in combination—steep slopes, condition of rock and soil materials, presence of water, formational contacts, geologic shear zones, seismic activity, etc. According to the mapping maintained by CGS and consistent with the findings in EIR No. 311 and SEIR No. 340, the Project site is not located in a designated landslide hazard zone, nor is it located near an unstable slope (CGS 2021a). Therefore, the Project site and immediate surrounding areas are not susceptible to landslides and no impact would occur. No further analysis is required in the Draft SEIR.

Question b: Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant With Mitigation. As stated previously, EIR No. 311 concluded that soil erosion may occur along project boundaries during construction and in areas where temporary soil storage is required; however, due to the topography of the site, the potential for erosion is not significant. SEIR No. 340 concluded that future buildout of the Anaheim Resort would expose areas to erosion and loss of topsoil during demolition and/or construction activities. Adherence to standard requirements would ensure that this impact would be less than significant. The Project site is located in a relatively flat and developed area; however, Project construction would expose soils on the Project site and would potentially require the hauling of soil and demolition materials off-site, which could result in soil erosion and the loss of topsoil if not implemented consistent with regulatory requirements. The Project's potential construction and operational stormwater impacts, and applicable regulatory requirements will be analyzed as part of the Hydrology and Water Quality analysis in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. EIR No. 311 determined that because the earth materials underlying the site are relatively dense, the potential for subsidence at the project site is minimal. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse and no further analysis of this issue was presented in SEIR No. 340. Consistent with the findings of EIR No. 311 and SEIR No. 340, the Project site is not located on a geologic unit or soil that is unstable. As discussed in Threshold 3.7(a)(iv), the Project site is not located in an area subject to landslides. Lateral spreading, a phenomenon associated with liquefaction, is a function of ground-shaking and may occur during an earthquake. The potential for earthquake-induced lateral spreading of confined, discontinuous

interbedded zones of liquefiable sandy soils underlying a relatively level surface is low. As discussed under the analysis of Threshold 3.7(a)(iii) above, impacts from seismic-related ground failure related to liquefaction for the Project are considered to be less than significant.

Land subsidence and collapse can occur due to the loss of surface elevation from the removal of subsurface support, usually due to the withdrawal of groundwater, oil, or natural gas. The Project would not involve activities that would remove subsurface support as noted above; therefore, less than significant impacts related to subsidence and collapse would occur. Therefore, the Project would result in a less than significant impact. No further analysis is required in the Draft SEIR.

Question d: *Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2010), creating substantial risks to life or property?*

Less Than Significant With Mitigation. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the cumulative analysis of the full build-out of The Disneyland Resort Project, concluded that expansive soils are known to exist within the Anaheim Resort area; therefore, buildout of the ARSP may result in a significant impact related to expansive soil. Implementation of proposed mitigation would reduce impacts to less than significant levels. Expansive soils shrink or swell as the moisture content decreases or increases; the shrinking can shift, crack, or break structures built on such soils. As noted in SEIR No. 340, expansive soils are known to exist in the Anaheim Resort area; therefore, this threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question e: *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems and no further analysis of this issue was presented in SEIR No. 340. The Project would not involve the use of septic tanks or alternative sewer disposal systems. Therefore, no impacts related to supporting septic tanks or alternative wastewater disposal systems would occur. No further analysis is required in the Draft SEIR.

Question f: *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Less Than Significant With Mitigation. EIR No. 311 and SEIR No. 340 concluded that unique paleontological resources are not expected to be present in the Project site. However, the Project may result in development that would require excavation to depths greater than were disturbed by previous development within previously undisturbed soils. Therefore, there is the potential to encounter unknown paleontological resources associated with the Project. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

a.

3.8 GREENHOUSE GAS EMISSIONS

Question a: *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Potentially Significant Impact. EIR No. 311 did not directly address greenhouse gas emissions; however, an analysis of the Disneyland Resort Project's impacts related to energy was provided. SEIR 340, which included the analysis of the full build-out of The Disneyland Resort Project, included a full GHG analysis and concluded that although feasible mitigation measures would be incorporated into the Project, the magnitude of the increase in GHG emissions would remain cumulatively considerable and the impact to GHG emissions would be significant and unavoidable. Similar to the analysis prepared for SEIR No. 340, the Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The Project's GHG emissions will be evaluated in the Draft SEIR relative to the SCAQMD draft threshold of significance to determine if a cumulative global climate change impact would occur, and mitigation measures will be identified as necessary.

Question b: *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Potentially Significant Impact. EIR No. 311 did not directly address greenhouse gas emissions; however, an analysis of the Disneyland Resort Project's impacts related to energy was provided. SEIR 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that although the project would not conflict with applicable regulations and policies adopted for the purpose of reducing greenhouse gas (GHG) emissions, the magnitude of the increase in GHG emissions would remain cumulatively considerable and the impact to GHG emissions would be significant and unavoidable. Similar to the analysis prepared for SEIR No. 340, the Project is not expected to conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. The applicable plans for the Project consist of the City of Anaheim's *Greenhouse Gas Reduction Plan* (GHG Reduction Plan), adopted May 2020, and the SCAQMD *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Question a: *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. EIR No. 311 concluded that impacts associated with the potential release of hazardous materials would be reduced to a level considered less than significant with implementation of mitigation, which requires expansion of compliance efforts for the utilization of hazardous materials. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on the routine transport, use, or disposal of hazardous materials and no further analysis of this issue was presented in SEIR No. 340. The Project would involve development of previously approved and entitled land uses in different areas throughout the DRSP and ARSP. The Project would result in the on-site handling of materials that are common in similar urban developments, such as commercial cleansers, solvents and other janitorial or industrial-use materials; paints; and landscape fertilizers/pesticides. While many such common materials are technically labeled "hazardous", the

presence of such materials is common in a mixed-use urban environment and their transport and use is considered a less than significant impact. The Project would not generate hazardous emissions or involve hazardous materials that would create a substantial hazard to the public or environment. Less than significant impacts would occur. No further analysis is required in the Draft SEIR.

Question b: *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant With Mitigation. EIR No. 311 concluded that impacts associated with the potential release of hazardous materials would be reduced to a level considered less than significant with implementation of mitigation, which requires expansion of compliance efforts for the utilization of hazardous materials. During preparation of the Initial Study, the City of Anaheim determined that the proposed Project would not have a significant impact related to the release of hazardous materials into the environment and no further analysis of this issue was presented in SEIR No. 340.

Project construction activities routinely involve the use and handling of limited volumes of commonly used hazardous materials, such as petroleum (fuel), paints, adhesives, and solvents. During construction, there is a limited risk of spills and/or accidental release of hazardous materials that are used for the operation and maintenance of construction equipment. The on-site temporary handling, storage, and usage of these materials would be subject to applicable local, State, and/or federal regulations, including Best Management Practices (BMPs) required by the City and California Occupational Safety and Health Administration (CalOSHA) requirements. Any hazardous materials used during construction would also be transported, used, stored, and disposed of according to any applicable local, State, and/or federal regulations. Compliance with standard State and local construction requirements would ensure the risk of any damage or injury from any potential spill hazards would be less than significant level.

Due to the nature of the Project site, there is a potential for discovery of unknown hazardous materials or waste, including previously unknown underground storage tanks. The discovery of these materials may result in a significant impact related to accidental release of hazardous materials into the environment.

Furthermore, given the age of the buildings on the Project site, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be present within interior and/or exterior materials and surfaces. Demolition of the buildings could expose construction personnel to ACMs and LBP unless proper precautions are taken to minimize risk of exposure. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the City determined that the project would not have a significant impact related to the emissions or handling of hazardous materials within one-quarter mile of an existing or proposed school and no further analysis of this issue was presented in SEIR No. 340.

The Project is located within a quarter-mile of existing schools, which include Parkview Elementary School (0.1-mile to the west), Paul Revere Elementary (0.12-mile to the east), and Earl Warren Elementary School (0.1-mile to the south). Also, Horace Mann Elementary School is located adjacent to the northern portion of the Project site within the boundaries of the ARSP (Google Earth 2021). However, as noted above, the Project would not involve the storage, handling, or transport of hazardous materials beyond those associated with typical construction and operational activities such as common cleaners and detergents. The handling and transport of these materials would be conducted in compliance with all applicable federal, State, and local laws and regulations regarding hazardous waste. Therefore, impacts would be less than significant. No further analysis is required in the Draft SEIR.

Question d: *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. EIR No. 311 concluded that impacts associated with the potential release of hazardous materials would be reduced to a level considered less than significant with implementation of mitigation, based on review of available hazardous materials sites at that time. Mitigation included compliance with applicable local regulatory requirements as well as measures related to specific hazardous materials sites. SEIR No. 340 identified no active sites identified on the Cortese List compiled pursuant to Government Code Section 65962.5 within the boundaries of or adjacent to the Anaheim Resort. According to a review of the Department of Toxic Substance Control's EnviroStor mapper, there are no parcels within the Project site that are listed on the Cortese list compiled pursuant to Government Code Section 65962.5 (DTSC 2021). Of the hazardous materials sites identified in the project vicinity, none of the sites pose a hazard to the Project site. Consistent with the analyses provided in EIR No. 311 and EIR No. 340, the Project would comply with all applicable federal, State, and local rules and regulations related to hazardous materials; therefore, no impact would occur. No further analysis is required in the Draft SEIR.

Question e: *For a project located within an airport land use plan (Los Alamitos Armed Forces Reserve Center or Fullerton Municipal Airport), would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the City determined that the project would not have a significant impact related to a safety hazard or excessive noise for people residing or working in the project area and no further analysis of this issue was presented in SEIR No. 340. The Project site is not within an adopted Airport Land Use Plan or located in the vicinity of a private airstrip, heliport, or helistop. No impact would occur. No further analysis is required in the Draft SEIR.

Question f: *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the City of Anaheim determined that the proposed Project would not have a significant impact on an adopted emergency response or evacuation plan and no further analysis of this issue was presented in SEIR No. 340. The Project site is located within a fully

developed area of the City and any future modifications to the circulation system with the potential to impact emergency response or evacuation plans would be subject to review and approval by the City of Anaheim Planning Department, Fire Department, and Department of Public Works. Therefore, a less than significant impact would occur. No further analysis is required in the Draft SEIR.

Question g: *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

No Impact. The topic of wildfires was not analyzed in EIR No. 311, EIR No. 313 or SEIR No. 340. However, the Project site is located within an urban, developed area and would not be subject to wildland fire risks. No impact would occur. No further analysis is required in the Draft SEIR.

3.10 HYDROLOGY AND WATER QUALITY

Question a: *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant With Mitigation. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that implementation of the project would result in short-term construction-related and long-term operational water quality impacts. These impacts would be mitigated to a level considered less than significant with implementation of proposed mitigation and compliance with standard requirements. The Project would generate typical urban pollutants (e.g., sediment, petroleum hydrocarbons, pesticides, and cleaning agents) that could be discharged into the local and regional drainage systems. Also, the Project could result in short-term construction impacts to surface water quality from grading and other construction-related activities (e.g., erosion, sediment, spills and leaks from construction equipment). While EIR No. 311, EIR No. 313 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures, the Draft SEIR will describe current water quality conditions and provide an analysis of potential short-term and long-term water quality impacts associated with the project. Additionally, the Draft SEIR will address compliance with existing water quality regulations, and mitigation measures will be identified as necessary.

Question b: *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Less Than Significant With Mitigation. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that excavation and grading activities for future development according to the ARSP would not result in direct impacts to the underlying groundwater resources. However, buildout within the C-R and PR Districts would result in an increase in long-term demand for domestic water, landscape irrigation, and maintenance activities. Implementation of proposed mitigation would reduce demand for groundwater resources, and potential impacts would be mitigated to a less than significant level. The City of Anaheim owns and operates a network of groundwater wells to supply potable water to their users (Anaheim 2004). The City receives approximately 75 percent of its water supply from groundwater and 25 percent from imported water. The Project could lead to an increased demand for water, which could lead to an increase in groundwater pumping. However, a replenishment assessment fee is levied on cities in accordance with the Orange County Water District Act for the amount of groundwater extracted, and this fee is used by Orange County Water

District (OCWD) for various groundwater replenishment programs to ensure that no overdraft of local groundwater resources occurs. OCWD's groundwater is recharged primarily through artificial replenishment, not natural recharge. Implementation of the Project would shift the potential for development of land uses to new areas of the Project site and could lead to an increase in impervious surfaces. Development may also increase the number of residents and workers in the City, which would increase overall demand for groundwater supplies. EIR No. 311, EIR No. 313 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures. However, impacts to groundwater supply and recharge potential will be further analyzed in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

(i) result in substantial erosion or siltation on- or off-site?

Less Than Significant With Mitigation. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that implementation of the project would result in site specific changes to drainage patterns on development sites, but would not adversely impact regional hydrology or drainage flows in the surrounding area. Potential increases in impervious surfaces could increase runoff rates and volumes, while reducing potential for soil erosion. Implementation of proposed mitigation and compliance standard requirements would reduce impacts to a less than significant level. The Project site is in an urban setting and there are no natural streams or rivers within or near the Project site. Also, most of the Project site is covered with impervious surfaces and is relatively flat. Implementation of the Project would not result in a substantial increase in the amount of impervious surface. The Project would convey storm water to existing storm drains that connect to regional flood control and runoff conveyance facilities. EIR No. 311, EIR No. 313 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures. However, given the potential for increased impervious surface relative to existing conditions, this threshold will be further analyzed in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less Than Significant With Mitigation. EIR No. 311 determined that despite stormwater runoff increases related to the development of the DRSP, compliance with NPDES permit requirements and implementation of best management practices (BMPs) would reduce any impacts to groundwater and surface hydrology to less than significant levels. SEIR No. 340 concluded that implementation of the project may increase runoff volumes and rates to exacerbate existing deficiencies, potentially leading to localized street flooding. Implementation of proposed mitigation and compliance with standard requirements would reduce impacts to a less than significant level. As noted above, buildout of the Project could increase the rate or amount of runoff when

compared with existing conditions due to the potential increase of impervious surfaces. If increased, the additional runoff could exceed the capacity of existing or planned stormwater drainage systems in the Project site. EIR No. 311, EIR No. 313 and SEIR No. 340 analyzed hydrology and water quality impacts and required the implementation of mitigation measures. However, given the potential for increased impervious surface relative to existing conditions, this threshold will be further analyzed in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

(iv) impede or redirect flood flows?

No Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the City determined that the project would not have a significant impact related to flood flows and no further analysis of these issues are presented in SEIR No. 340. Consistent with the analysis in EIR No. 311 and as discussed in SEIR No. 340, the Project site is located within the 100-Year (with flooding below one foot) to 500-Year Flood Zone and within the general limits of the flood impact zones associated with a Prado Dam failure. Implementation of the Project may potentially expose more people and habitable structures to potential flooding. However, development of structures in compliance with local, State, and federal regulations, including compliance with the Cobey-Alquist Floodplain Management Act requirements and State of California Model Ordinance as set forth in the City of Anaheim General Plan, would ensure that significant impacts would not occur. Therefore, because the Project site is in the same location as previously analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340 and because the flood conditions in the area are unchanged, a new significant impact or a substantial increase in the severity of previously identified effects would not occur related to the 100-year flood hazard area from the Project. The impacts identified for the Project would not be greater than what was identified in EIR No. 311, EIR No. 313 and EIR No. 340 for the Project site; therefore, the Project would not create a new significant impact or a substantial increase in the severity of previously identified effects. No further analysis is required in the Draft SEIR.

Question d: *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

No Impact. EIR No. 311 determined that there is no potential for tsunami or seiche damage at the Disneyland Resort. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact related to flood hazards, tsunamis, or seiche zones, and no further analysis of these issues are presented in SEIR No. 340. Development of the Project would not result in any hazards arising from a seiche, tsunami, or mudflow.

- **Tsunami:** A tsunami is a large wave generated by an earthquake, landslide, or volcanic eruption. The Project site is approximately 10.65-miles from the Pacific Ocean and is outside of the tsunami inundation zone.
- **Seiche:** Seiches are waves that oscillate in enclosed water bodies, such as reservoirs, lakes, ponds, or semi enclosed bodies of water. Seiches may be triggered by moderate or large submarine earthquakes or sometimes by large onshore earthquakes. There are

no large bodies of water in the immediate vicinity of the Project site, and no significant impacts from an earthquake-induced seiche would occur.

- **Mudflow:** Mud and debris flows are mass movements of dirt and debris that occur after intense rainfall, earthquakes, and severe wildfires. The speed of a slide depends on the amount of precipitation and steepness of the slope. The Project site is relatively flat and is outside of the impacted zones for earthquake-induced landslides. Therefore, there is no expectation of mudflows or debris slides to occur in the Project site.

No impact arising from a seiche, tsunami, or mudflow would occur. No further analysis is required in the Draft SEIR.

Question e: *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

No Impact. This issue was not analyzed in EIR No. 311 or SEIR No. 340. The Project would not introduce sources of water pollutants that would have the potential to interfere with a water quality control plan or sustainable groundwater management plan. Moreover, the Project would mitigate runoff in a manner that removes storm water pollutants prior to the water being discharged into the municipal storm water system. Also, the Project includes no direct withdrawal of groundwater. No impacts would occur. No further analysis is required in the Draft SEIR.

3.11 LAND USE AND PLANNING

Question a: *Would the project physically divide an established community?*

Less Than Significant Impact. This issue was not analyzed in EIR No. 311. SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, concluded that implementation of the project has the potential to divide or eliminate the established community present at the two mobile home parks. However, pursuant to the Anaheim Municipal Code, impacts associated with the conversion the mobile home parks to other uses would be mitigated. Therefore, impacts associated with the division of an established community would be less than significant. The Project site is developed with a variety of land uses, with residential uses abutting the Project site at various locations. The Project would not convert existing residential uses to commercial uses. Although the Project would involve redevelopment of currently developed areas, all areas are under the ownership or control of the Applicant or related Disney entities and are currently developed with visitor-serving uses. Additionally, public access would be maintained around the Project site along public roadways. In the case of the abandonment of the public right-of-way in Magic Way between Walnut Street and Disneyland Drive, alternative pedestrian through access as well as vehicular access to the Disneyland Hotel would be provided in the immediate area. Impacts would be less than significant. No further analysis is required in the Draft SEIR.

Question b: *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

Less Than Significant With Mitigation The analysis of the DRSP in EIR No. 311 determined that the project would require an amendment to the Orange County Master Plan of Arterial Highways. This was not considered a significant impact. Additionally, the Project would be consistent with all other land use plans and policies. SEIR No. 340 concluded that the project would be consistent with the respective goals and policies of local and regional regulatory and planning documents. No impacts would occur. The Project would continue development generally

in accordance with the land use designations set forth in the DRSP and ARSP. The Draft SEIR will include a consistency analysis to evaluate the Project's consistency with the City's adopted goals, objectives, policies, and ordinances including those contained in the Municipal Code, General Plan, and Specific Plans. Consistency with regional plans and policies such as the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) also will be evaluated in the Draft SEIR. Mitigation measures will be identified as necessary.

3.12 MINERAL RESOURCES

Question a: *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

No Impact. This issue was not analyzed in EIR No. 311. According to SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the ARSP area is not located in an area designated as a Mineral Resource Zone (MRZ) or Regionally Significant Aggregate Resources Area. Because no additional excavation beyond what was previously evaluated would occur, the project would not result in the loss of any mineral resource. The California Geological Survey Mineral Resources Project provides information about California's non-fuel mineral resources. The Mineral Resources Project classifies lands throughout the state that contain regionally significant mineral resources, as mandated by the Surface Mining and Reclamation Act (SMARA) of 1975. The Project site does not occur within any MRZs mapped by the California Geological Survey (DOC 2021b). No loss of availability of known resources would result from Project implementation and no impact would occur. No further analysis is required in the Draft SEIR.

Question b: *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact. This issue was not analyzed in EIR No. 311. According to SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the ARSP area is not located in an area designated as a Mineral Resource Zone (MRZ) or Regionally Significant Aggregate Resources Area. Because no additional excavation beyond what was previously evaluated would occur, the project would not result in the loss of any mineral resource. The Project site is not a locally important mineral resource recovery site delineated in the Anaheim General Plan (City of Anaheim 2004a). Therefore, implementation of the Project would not result in the loss of availability of a locally important mineral resource. No impact would occur. No further analysis is required in the Draft SEIR.

3.13 NOISE

Question a: *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact. EIR No. 311 determined that implementation of mitigation would reduce any potential noise impacts from fireworks and the proposed amphitheater to a level considered less than significant. Traffic-related noise impacts were within the limits of the Noise Ordinance and therefore would be considered less than significant. SEIR No. 340 concluded that construction activities associated with future development within the ARSP area have the

potential to significantly impact noise-sensitive receptors. Adherence to the standard requirements and implementation of the proposed mitigation would reduce potential impacts; however, these impacts may remain significant and unavoidable. The Project has the potential to increase noise levels in the vicinity of the Project site related to theme park attractions and outdoor activities, as well as operational sources such as vehicle noise and building equipment noise. In addition, Project-related demolition and construction activities could generate noise affecting nearby noise sensitive land uses. While this issue was analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340 and mitigation measures identified, this issue will be analyzed in the Draft SEIR, and mitigation measures will be identified as necessary.

Question b: *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

Potentially Significant Impact. EIR No. 311 determined that implementation of mitigation would reduce any potential noise impacts from fireworks and the proposed amphitheater to a level considered less than significant. Traffic-related noise impacts were within the limits of the Noise Ordinance and therefore would be considered less than significant. SEIR No. 340 concluded that construction activities related to future development projects within the ARSP area have the potential to generate vibration and groundborne vibration impacts. Implementation of proposed mitigation would reduce these potential impacts to less than significant levels. Groundborne vibration or noise would primarily be associated with construction activities of future development projects that would be accommodated by the Project. These increased levels of vibration could impact vibration-sensitive land uses in and surrounding the Project site. While this issue was analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340 and mitigation measures identified, this issue will be analyzed in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?*

No Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, the City determined that the project would not have a significant adverse impact related to projects located within the vicinity of a private airstrip or an airport land use plan or, and no further analysis of these issues is presented in SEIR No. 340. The Project site is not located within the vicinity of a private airstrip or within an airport land use plan. The nearest airport to the Project site is Fullerton Municipal Airport, approximately 4.7 miles to the northwest (Airlines.com 2021). Future guests and cast members at the Project site would not be exposed to excessive noise levels from aircraft-related operations. No impact would occur. No further analysis is required in the Draft SEIR.

3.14 POPULATION AND HOUSING

Question a: *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Less Than With Mitigation. EIR No. 311 determined that the Disneyland Resort Project would result in minimal growth within the City, and would not create a significant impact to employment, population, or housing. According to SEIR No. 340, buildout of the ARSP has the potential to

increase population by approximately 9,099 residents and result in a demand for 2,757 housing units in the City of Anaheim. However, it was identified that the increases related to population and housing would be well within City of Anaheim projections and represent a less than significant impact. Additionally, the creation of 2,757 new households, was assumed in the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG). Potential impacts on local and regional population, housing, and employment resulting from implementation of the Project, as well as consistency with local and regional planning programs will be addressed in the Draft SEIR. This analysis will provide a comparison between what was presented in EIR No. 311, EIR No. 313 and SEIR No. 340 and will focus analysis on any new impacts which were not previously addressed. Mitigation measures will be identified as necessary.

Question b: *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact. EIR No. 311 determined that the Disneyland Resort Project would result in minimal growth within the city, and would not create a significant impact to employment, population, or housing. SEIR No. 340 concluded that implementation of the project has the potential to displace housing units and residents associated with the Mobile Home Park (MHP) overlay zone. However, assuming compliance with State law and the requirements of the Anaheim Municipal Code, impacts would be less than significant. The Project would not require the removal of housing units or displacement of residents. No impact would occur. No further analysis is required in the Draft SEIR.

3.15 PUBLIC SERVICES

Question a: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

Fire Protection?

Less Than Significant With Mitigation. EIR No. 311 concluded that the Disneyland Resort Project would increase the demand for fire protection services thus increasing response times; the number of service call responses; and the number of search, rescue, and disaster responses. However, this increased demand would be satisfied with implementation of mitigation to include an additional inspector and plan checker in combination with roadway and intersection improvements. According to SEIR No. 340, buildout of the ARSP would create additional demand for fire and/or emergency rescue services. Potential impacts would be reduced to less than significant levels with mitigation. The Project site is served by the City of Anaheim Department of Fire & Rescue (AF&R) for fire protection services. Implementation of the Project may increase the demand for fire protection services. Consultation with AF&R will be conducted to estimate the level and type of demand associated with the changes the Project is proposing to the projects analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340 and to evaluate site access. This analysis will provide a comparison between what was presented in EIR No. 311, EIR No. 313 and SEIR No. 340 and will focus analysis on any new impacts which were not previously addressed. Mitigation measures will be identified as necessary.

Question a: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

Police Protection?

Less Than Significant With Mitigation. According to EIR No. 311, development of the Disneyland Resort Project would increase the volume of calls for police services. However, implementation mitigation would reduce impacts to a level considered less than significant. According to EIR No. 340, buildout of the ARSP would create additional demand for police services. Potential impacts would be reduced to less than significant levels with mitigation. The Project site is served by the City of Anaheim Police Department (APD). APD is responsible for patrol, investigations, traffic enforcement, traffic control, vice and narcotics enforcement, airborne patrol, crime suppression, community policing, tourist-oriented policing, and detention facilities. Implementation of the Project may increase the demand for police protection services. Consultation with APD will be conducted to estimate the level and type of demand associated with the changes the Project is proposing to the projects analyzed in EIR No. 311, EIR No. 313 and SEIR No. 340 and to evaluate site access. This analysis will provide a comparison between what was presented in EIR No. 311, EIR No. 313 and SEIR No. 340 and will focus analysis on any new impacts which were not previously addressed. Mitigation measures will be identified as necessary.

Question a: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

Schools?

Less Than Significant With Mitigation. EIR No. 311 determined that development of the Disneyland Resort Project would not create any direct impacts to local schools because the Specific Plan does not allow for the construction of new dwelling units. However, school-aged children of project employees would create a potential indirect impact from development of the project that would be mitigated through payment of state-mandated Development Fees. Thus, the potential impacts would be reduced to a level considered less than significant. According to EIR No. 340, buildout of the ARSP would generate new school-aged students. Potential impacts would be reduced to less than significant with mitigation. The Project does not involve the construction of new dwelling units. Therefore, direct impacts on the Anaheim City School District (ACSD) or the Anaheim Union High School District (AUHSD) are not expected to occur as a result of the Project. However, development of the Project could produce an indirect impact, generating a population increase in the City related to new workers and jobs created by the Project. This threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question a: *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of*

which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Parks?

Less Than Significant. EIR No. 311 determined that development of the Disneyland Resort Project would result in increased use of ball fields by project cast (employees). Implementation of mitigation would reduce this impact to a level considered less than significant. According to SEIR No. 340, full buildout or implementation of the ARSP would indirectly increase population by approximately 9,099 residents (8,264 associated with buildout of the C-R District and 835 associated with the convention center expansion within the PR District). Because this increase was identified to take place over the next 20 years and because the ARSP area is not located in a designated Park Deficiency Area, impacts related to the construction or expansion of recreational uses were identified as less than significant. Additionally, SEIR No. 340 concluded that any residential development project within the Residential Overlay Zone would be subject to the Quimby Act, which requires the provision of parkland and/or the payment of fees, thereby ensuring that a significant impact would not occur. Consistent with the findings of EIR No. 311, EIR No. 313 and SEIR No. 340, no direct increase in demand for City park lands or recreational facilities would result from Project implementation because the Project would function primarily as a visitor-serving use. While the Project has the potential to indirectly increase the residential base of the City, the number of potential new residents associated with the increase in employment positions would be so minor that related impacts to recreational facilities would be less than significant. Further, it is impossible to determine where, within the City, the new residents would choose to locate. Therefore, a less than significant impact would occur and no mitigation would be required. No further analysis is required in the Draft SEIR.

Question a: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Other Public Facilities?

Less Than Significant With Mitigation. This issue was not analyzed in EIR No. 311. According to SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, buildout of the ARSP would introduce new borrowers to the Anaheim Public Library service area. Potential impacts would be reduced to less than significant levels with mitigation. Local public services include libraries, post offices, and hospitals. The Project would result in an incrementally higher demand for such services; therefore, this threshold will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

3.16 RECREATION

Question a: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Question b: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. EIR No. 311 did not specifically address recreation; however, it did address impacts to parks. EIR No. 311 determined that development of the Disneyland Resort Project would result in increased use of ball fields by project cast (employees). Implementation of mitigation would reduce this impact to a level considered less than significant. According to SEIR No. 340, which included the analysis of the full build-out of The Disneyland Resort Project, full buildout or implementation of the ARSP would indirectly increase population by approximately 9,099 residents (8,264 associated with buildout of the C-R District and 835 associated with the convention center expansion within the PR District). Because this increase was identified to take place over the next 20 years and because the ARSP area is not located in a designated Park Deficiency Area, impacts related to the construction or expansion of recreational uses were identified as less than significant. Additionally, SEIR No. 340 concluded that any residential development project within the Residential Overlay Zone would be subject to the Quimby Act, which requires the provision of parkland and/or the payment of fees, thereby ensuring that a significant impact would not occur. As discussed previously in Section 3.14, no direct increase in demand for City parklands or recreational facilities would result from Project implementation because the Project would function primarily as a visitor-serving use. While the Project has the potential to indirectly increase the residential base of the City, the number of potential new residents associated with the increase in employment positions would be so minor that related impacts to recreational facilities would be less than significant. Further, it is impossible to determine where, within the City, the new residents would choose to locate. The Project would not create a new significant impact or a substantial increase in the severity of previously identified effects than those analyzed in EIR No. 311 and SEIR No. 340. Although a significant impact would not occur, adherence to requiring compliance with the *Anaheim Municipal Code*, Section 17.08.250 which requires the provision of parkland and/or the payment of fees, consistent with the Quimby Act and Disney's historic compliance with MM 3.10.4-2 adopted in connection with EIR No. 311 and requiring funding of night lighting of two ballfields and upgrades to two City parks would ensure no impact would occur. It is noted that this mitigation was implemented through improvements to #####. No further analysis is required in the Draft SEIR.

3.17 TRANSPORTATION

Question a: Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The evaluation of traffic impacts associated with development of the Disneyland Resort Project in EIR No. 311 determined that prior to implementation of mitigation, four intersections (Euclid Avenue/Ball Road, Euclid Avenue/Katella Avenue, Harbor Boulevard/Katella Avenue, and Haster Street/ Katella Avenue) would become deficient with a level of service (LOS) E condition in the year 2010. It was determined that implementation of project design features and mitigation would reduce impacts to a level considered less than significant. EIR No. 311 also concluded that significant deficiencies in levels of service would occur if future background traffic growth was not mitigated, or if planned improvements were not implemented. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact. SEIR No. 340 concluded that the project would have the potential to cause intersections, arterial segments, freeway ramp termini intersections, freeway ramps, freeway mainlines and freeway weaving areas to operate at unacceptable level of LOS. Even with implementation of mitigation, potential impacts related to transportation and traffic would remain

significant and unavoidable. The Project would result in an increase and redistribution of vehicle trips, which may conflict with local plans, policies, or ordinances. A traffic analysis will be conducted to assess the future traffic conditions compared to existing conditions and future cumulative scenarios. This analysis will estimate the number of additional trips associated with the redistribution of land uses and will analyze the impact of the Project on roadways and study-area intersections. Also, Project consistency with other programs, plans, ordinances, and policies related to transit, bicycle, and pedestrian facilities will be evaluated in the Draft SEIR. Impacts related to compliance with plans and policies that establish measures of effective performance of the circulation system would be potentially significant, and this issue will be discussed in the Draft SEIR. Mitigation measures will be identified as necessary.

Question b: *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?*

Potentially Significant Impact. This issue was not analyzed in EIR No. 311 or SEIR No. 340. An analysis of vehicle miles traveled (VMT) will be prepared for the Project to evaluate consistency with CEQA Guidelines Section 15064.3, subdivision (b). Potential impacts related to this threshold will be discussed in the Draft SEIR, and mitigation measures will be identified as necessary.

Question c: *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?*

Potentially Significant Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on increased hazards due to a geometric design feature or incompatible uses and no further analysis of these issues are presented in SEIR No. 340. The Project would not introduce incompatible uses to area roadways. However, design features would be introduced to the Project site as a part of the Project that will be analyzed in the Draft SEIR for their potential to create hazardous conditions (e.g., modifications to existing roadways and intersections, new driveway approaches). This topic will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

Question d: *Would the project result in inadequate emergency access?*

Less Than Significant Impact. This issue was not analyzed in EIR No. 311. During preparation of the Initial Study for SEIR No. 340, the City determined that the project would not have a significant impact on emergency access and no further analysis of these issues are presented in SEIR No. 340. The Project would not result in substantial changes to the existing circulation patterns and would not change the circulation system of emergency access routes. As discussed in the Project Description, the Project would involve the abandonment of the public right-of-way in Magic Way between Walnut Avenue and Disneyland Drive, in Disneyland Drive south of Magic Way to Katella Avenue, and in the portion of the proposed extension of Clementine Street between Katella Avenue and the southern boundary of the new Southeast District, previously dedicated by Disney to the City, and the privatization of Disneyland Drive between Magic Way and Katella Avenue. These modifications would require review and approval by the City and adequate alternative access routes will be identified internal to the Disneyland Resort Specific Plan area and Disney-owned ARSP properties. Additionally, during the building plan check and development review process, the City would coordinate with AF&R and APD to ensure that the necessary fire prevention and emergency response features are incorporated into the Project, and that adequate circulation and access (e.g., adequate turning radii for fire trucks) is provided

in the traffic and circulation components of the Project. Thus, Project impacts would be less than significant. No further analysis is required in the Draft SEIR.

3.18 TRIBAL CULTURAL RESOURCES

Question a: *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).*
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

Less Than Significant With Mitigation. EIR No. 311 and SEIR No. 340 did not directly address impacts to tribal cultural resources. However, EIR No. 311 concluded no impacts to cultural resources were expected to occur from development of The Disneyland Resort Project. According to SEIR No. 340, no archaeological resources are anticipated to be discovered in the ARSP area. Both EIR No. 311 and SEIR No. 340 required the hiring of an archaeologist for project development to ensure that if any cultural resources were unexpectedly discovered during grading or development of the project, potential impacts would be mitigated to a level considered less than significant. SEIR No. 340 also concluded that there is no evidence of Native American human remains in the ARSP area and that adherence to Section 5097.98 of the *California Public Resources Code* and California Health and Section 7050.5 of the *California Health and Safety Code* would ensure that a significant impact would not occur. While impacts associated with tribal cultural resources are anticipated to be less than significant with mitigation given the prior disturbance of the Project site and prior analysis in EIR No. 311, EIR No. 313 and SEIR No. 340, tribal consultation will be conducted for the Project pursuant to applicable State laws. The results of these consultation processes, as well as potential impacts to tribal cultural resources will be discussed in the Draft SEIR, and mitigation measures will be identified as necessary.

3.19 UTILITIES AND SERVICE SYSTEMS

Question a: *Would the project require or result in the construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

Less Than Significant With Mitigation.

Water

The analysis of water service impacts in EIR No. 311 concluded the capacity of the existing water supply system would be exceeded, resulting in a significant impact. With implementation of

mitigation, this impact would be reduced to a level considered less than significant. SEIR No. 340 identified that buildout of the ARSP would exceed capacities of existing water facilities; however, this impact would be mitigated to less than significant level. Further, the projected water demand associated with buildout of the ARSP would be accommodated through existing and projected supplies. Implementation of mitigation would ensure water conservation measures would be incorporated into future development to ensure that water supplies remain reliable into the future.

Sewer/Wastewater

EIR No. 311 reported that the existing sewer facilities in the area were at capacity and local improvements would be required to accommodate project-related volume increases. Implementation of the recommended improvements in the City's South-Central Area Sewer Deficiency Study also would be required to accommodate the development of The Disneyland Resort Project in the future. However, the County Sanitation District of Orange County was determined to have adequate treatment plant capacity to serve the project. Implementation of mitigation outlined in EIR No. 311 would reduce all impacts to a level considered less than significant. According to SEIR No. 340, the sewer treatment requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) would not be exceeded by buildout of the ARSP. SEIR No. 340 identified that buildout of the ARSP would increase sewage flows in existing sewer lines and trunks serving the area, resulting in several sewer lines becoming deficient; however, this impact would be mitigated to a less than significant level. Additionally, it was determined that buildout of the ARSP evaluated in SEIR No. 340 would increase sewage flows by approximately 323,656 gallons per day (gpd) in the PR District and 2.1 million gallons per day (mgd) in the C-R District and that these increases in sewage flow would be accommodated by available capacity at Orange County Sanitation District (OCSD) Treatment Plant No. 1.

Stormwater

EIR No. 311 concluded storm drain facilities within the Project site would not be sufficient to handle increased drainage runoff flows. Implementation of mitigation and project design features outlined in EIR No. 311 and adopted as part of MMP 0067 would reduce impacts to storm drain facilities to a level considered less than significant. According to SEIR No. 340, buildout of the ARSP has the potential to worsen several existing deficiencies in the City's storm drain system. However, participation in the City's Master Plan of Storm Drains and related Infrastructure Improvement (Fee) Program would assist in mitigating existing and future storm drainage system deficiencies. Additionally, implementation of mitigation would ensure that impacts to regional flood control facilities associated with buildout of the ARSP would be reduced to less than significant levels. As discussed in SEIR No. 340, although all new growth within the ARSP area would occur in compliance with identified mitigation, the City has no control over the growth and storm water contributions of areas outside of its jurisdiction. It was determined that any addition of storm water to the regional storm water system may be cumulatively considerable when combined with potential storm water flow increases from surrounding jurisdictions and the potential cumulative impact could be significant and unavoidable if development in the surrounding jurisdictions occurs without upgrades to the storm water infrastructure. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact.

Electricity

EIR No. 311 determined that existing electrical facilities were inadequate to accommodate the increased demand for electricity that development of The Disneyland Resort Project would generate. In addition to implementation of mitigation, a new substation would be required to

reduce impacts to a level considered less than significant. Additionally, EIR No. 311 determined the project would contribute to a cumulative impact related to electricity consumption. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact. According to SEIR No. 340, buildout of the ARSP area would result in an increased demand for electricity. Compliance with the standard requirements and implementation of mitigation would reduce anticipated demand through conservation efforts. It is expected that the existing electrical distribution system and future planned improvements would adequately accommodate the anticipated demand, thus resulting in a less than significant impact with mitigation.

Natural Gas

According to EIR No. 311, Southern California Gas Company (SCGC) would be able to meet the demand for natural gas created by The Disneyland Resort Project. Implementation of mitigation would reduce impacts to less than significant levels. Additionally, EIR No. 311 determined the project would contribute to a cumulative impact related to natural gas consumption. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact. According to SEIR No. 340, SCGC indicated that natural gas service to the ARSP can be provided from an existing gas main that is accessible from various locations in the ARSP area. The service would be provided in accordance with the SCGC's policies and extension rules on file with the California Public Utilities Commission. Therefore, the ARSP would be served by existing facilities, and no new systems or substantial alterations would be required.

Telecommunications Facilities

EIR No. 311 indicated that Pacific Bell would accommodate all increased demand for telephone services associated with development of The Disneyland Resort Project without disrupting existing service. Implementation of mitigation would reduce impacts to less than significant levels. EIR No. 311 also indicated cable television service would be accommodated without creating a significant impact. Television reception of residents and businesses without cable television might be impacted by construction of projects within the DRSP. However, implementation of mitigation would reduce potential impacts to less than significant. AT&T would serve the ARSP area. According to SEIR No. 340, it was determined that AT&T can provide telephone, digital cable, and high-speed internet services and that the ARSP area can be served by Time Warner Cable with the existing cable resources available to the site. The infrastructure capacity for telephone service typically expands with new development. Facilities needed to connect the Project to the existing telephone system may include new conduit, fiber and copper facilities. These improvements would be implemented in accordance with applicable State and local regulations. According to SEIR No. 340, the impact related to additional demand for telephone service is less than significant.

The Project has the potential to require new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, and telecommunications infrastructure. As part of the Draft SEIR, coordination will occur with the City to evaluate the existing utility systems, potential future capital improvements to the City's water, wastewater, and storm water, and electricity systems as well as natural gas and telecommunications systems, and future projected demands as compared to the analysis and mitigation measures identified in EIR No. 311, EIR No. 313 and EIR No. 340. Mitigation measures will be identified as necessary.

Question b: *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years (including large-scale developments as defined by*

Public Resources Code Section 21151.9 and described in Question No. 20 of the Environmental Information Form)?

Less Than Significant With Mitigation. EIR No. 311 determined that because the existing capacity of the water supply system would be exceeded by the maximum day domestic water peak demand of The Disneyland Resort Project, it was considered a significant impact. However, implementation of project design features and mitigation would reduce the impact on the water supply system to a level not considered significant. SEIR No. 340 concluded that project water demand associated with the project would exceed capacities of existing water facilities. Adherence to the proposed mitigation would reduce impacts to less than significant. The Draft SEIR will evaluate impacts associated with implementation of the Project, to confirm sufficient water supplies would be available to serve the Project. As part of the Draft SEIR, coordination will occur with the City to evaluate the existing water supply and future projected demands as compared to the analysis and mitigation measures identified in EIR No. 311, EIR No. 313 and SEIR No. 340. Mitigation measures will be identified as necessary.

Question c: *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

Less Than Significant With Mitigation. EIR No. 311 determined that County Sanitation Districts of Orange County had adequate treatment plant capacity to serve The Disneyland Resort Project. SEIR No. 340 concluded that implementation of the project would increase sewage flows by approximately 323,656 gallons per day (gpd) in the PR District and 2.1 million gallons per day (mgd) in the C-R District. These increases in sewage flow would be accommodated by available capacity at Orange County Sanitation District (OCSD) Treatment Plant No. 1; impacts would be less than significant. Additionally, adherence to the standard requirements would ensure payment of required fees. This issue was analyzed and mitigation measures were identified in EIR No. 311, EIR No. 313 and SEIR No. 340. Mitigation measures, including the significant expansion of sewer capacity, were implemented as part of The Disneyland Resort Project analyzed in EIR No. 311 to mitigate for impacts from the full buildout of The Disneyland Resort Project. Nevertheless, as part of the Draft SEIR, the Project's potential volume of wastewater will be estimated and compared to existing and planned off-site sewer capacities, to determine whether development of Project would exceed such capacities. Consultation with the City of Anaheim and the Orange County Sanitation District (OCSD) also will occur to determine whether provision of adequate sewer service to the Project would necessitate the construction or expansion of any major sewage treatment or collection facilities. This issue will be analyzed further in the Draft SEIR, and mitigation measures will be identified as necessary.

Question d: *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant With Mitigation. In the analysis of impacts related to solid waste, EIR No. 311 identified that the Olinda-Alpha landfill had limited available capacity. For this reason, development of The Disneyland Resort Project would create a significant, unavoidable project and cumulative impact, even with implementation of mitigation. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact. According to SEIR No. 340, buildout of the ARSP would generate an estimated 109,514 pounds of solid waste per day or approximately 19,986 tons of solid waste annually. Buildout of the ARSP would add approximately 19,986 tons of solid waste annually to existing solid waste facilities and

capacity, which would impact the landfill system. However, the buildout of the ARSP could be accommodated within the permitted capacity of the County's landfill capacity. In addition, once the Alpha Olinda Landfill closes in 2021, capacity would exist for buildout of the ARSP in the Frank R. Bowerman Landfill. No significant impacts would occur, and no mitigation is required; however, implementation of mitigation would further ensure that adequate solid waste services are provided, and that solid waste generation would be minimized. The Project has the potential to generate solid waste, which will be evaluated in the Draft SEIR relative to existing and projected landfill capacities as well as solid waste goals. Information related to the existing condition of solid waste services provided in the area will be updated based on correspondence with the City of Anaheim (which maintains an exclusive contract with Republic Waste Services of Southern California LLC [Anaheim Disposal]) and OC Waste and Recycling (which provides the landfill resource for Orange County). This issue will be analyzed further in the Draft SEIR, and mitigation measures will be identified as necessary.

Question e: *Would the project comply with Federal, State, and local statutes and regulations related to solid waste?*

Less Than Significant With Mitigation. In the analysis of impacts related to solid waste, EIR No. 311 identified that the Olinda-Alpha landfill had limited available capacity. For this reason, development of The Disneyland Resort Project would create a significant, unavoidable project and cumulative impact, even with implementation of mitigation. The Anaheim City Council adopted a Statement of Overriding Considerations with regard to this potential impact. SEIR No. 340 concluded that no significant impact would occur related to provision of solid waste service to future projects within the ARSP area; however, implementation of the proposed mitigation would further ensure that adequate solid waste services are provided and that solid waste generation would be minimized. The Project would be required to comply with all federal, state, and local agency regulations regarding solid waste. Under AB 939, the Integrated Waste Management Act of 1989, the City is required to develop source reduction, reuse, recycling, and composting programs to reduce the amount of solid waste entering landfills. Local jurisdictions are mandated to divert at least 50 percent of their solid waste generation to recycling. The City implements municipal codes and ordinances that help to reduce the waste source and increase the diversion rate. The City program, Recycle Anaheim, consists of an automated trash collection program and a broader recycling and yard waste collection system. In collaboration with Republic Services, the City's franchise contractor, the City provides an automated curbside recycling program for solid waste disposal, which uses the three-can automated collection system for trash, commingled recyclable materials, and yard waste. Given that the Project would result in the generation of solid waste, this issue will be evaluated in the Draft SEIR, and mitigation measures will be identified as necessary.

3.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Question a: *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Question b: *Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Question c: *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Question d: *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No Impact. The topic of wildfires was not addressed in EIR No. 311, EIR No. 313, and SEIR No. 340. The Project site is located in an urbanized location that is not exposed to wildland fires and is entirely outside of a VHFHSZ as identified in the California Fire Hazard Severity Zone Viewer using data provided by CALFIRE (2021). Therefore, no impact would occur. No further analysis is required in the Draft SEIR.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Question a: *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

Question b: *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Question c: *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Potentially Significant Impact. Implementation of the Project has the potential to degrade the quality of the natural and human environment related to air quality, hydrology, and water quality, and to also cumulatively affect the natural and human environment. Therefore, these issues will be analyzed in in the Draft SEIR, and mitigation measures identified as necessary.

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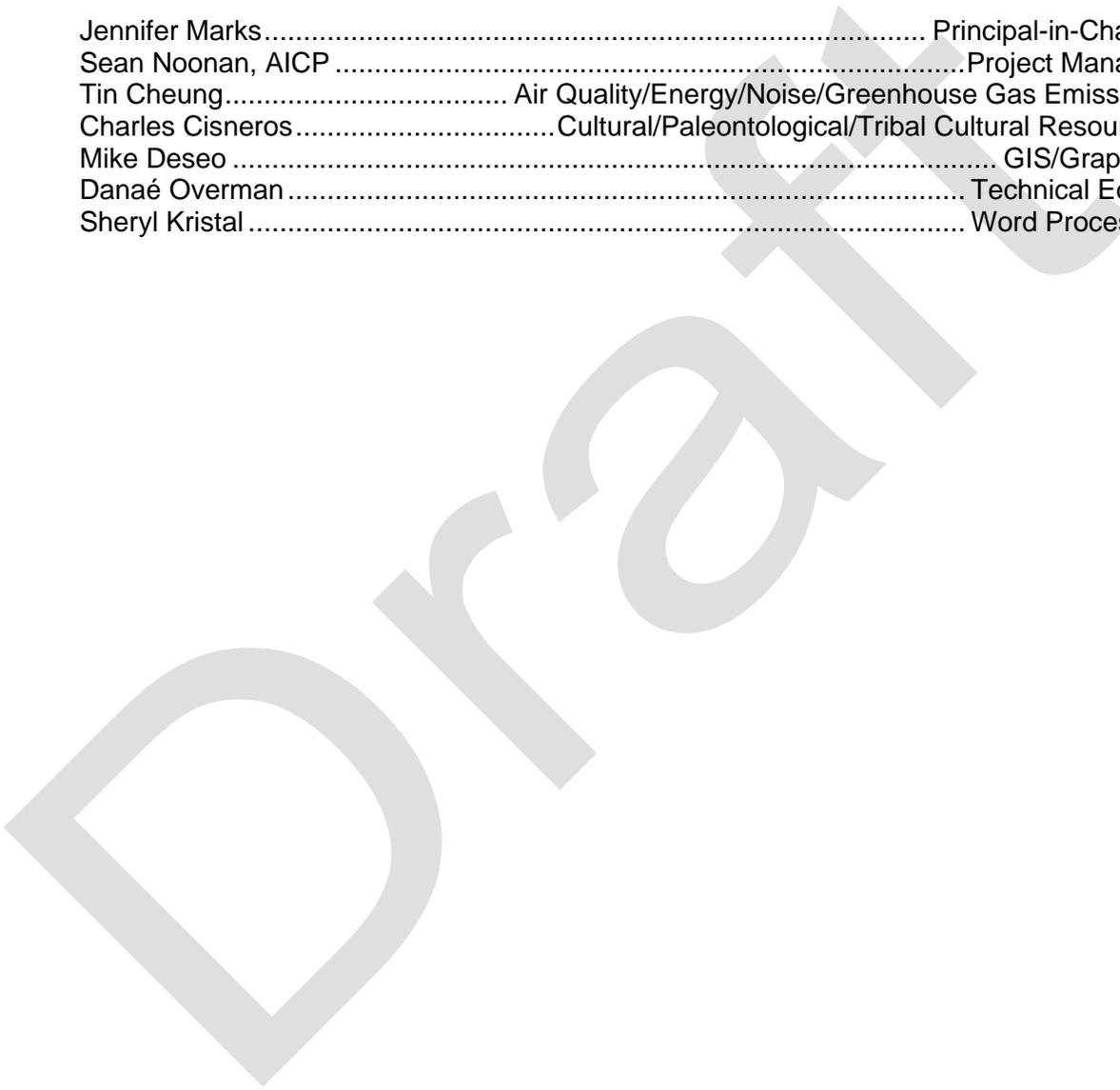
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